



1 sell their real and personal without further order of the court and for the proceeds to be  
2 disbursed in accordance with the Plan. *Id.* The Plan was confirmed on or about May 24,  
3 2019. [Doc. No. 257.]

4 2. Among the Barsanos' assets was their home at 10727 E. Monument Drive,  
5 Scottsdale, AZ 85262 (the "Home"). On or about September 23, 2019, the Barsanos entered  
6 into a Purchase and Sale Agreement (the "Purchase Contract") to sell the Home to Gregory  
7 and Michelle Fazio for a purchase price of \$650,000.00. The sale closed on or about October  
8 18, 2019. Attached hereto as Exhibit A is the escrow agent's Settlement Statement for the  
9 sale. The purchase price has been paid in full, distributions have been made to the creditors  
10 whose claims were secured by the Home, and title to the Home has been delivered to the  
11 buyer. Of those sale proceeds remaining after payoff of liens and costs of sale, (i) \$150,000  
12 was transferred to the Barsanos as and for their homestead exemption and (ii) \$52,385.30  
13 was transmitted to the trust account of undersigned counsel for distribution to creditors in  
14 accordance with the Plan.

15 3. On or about September 27, 2019, the Barsanos' piano was sold through  
16 auctioneer Cunningham and Associates, Inc. generating net proceeds, after sales  
17 commissions, of \$1,787.50. Attached as Exhibit B is the Settlement Statement. Of those net  
18 proceeds, (i) \$700 was transferred to the Barsanos as and for their exemption pursuant to  
19 A.R.S. §33-1125(2) and (ii) \$1,087.50 was transmitted to the trust account of undersigned  
20 counsel for distribution to creditors in accordance with the Plan.

21 4. The Barsanos sold their treadmill for \$350 cash.

22 5. Between July and October 2019, the Barsanos sold, through the RealReal.com,  
23 various designer handbags and other accessories, and thereafter received net proceeds from  
24 online sales totaling \$26,597.98. This amount has been and is being transmitted to the trust  
25 account of undersigned counsel for distribution to creditors in accordance with the Plan.  
26

1           6.       I, undersigned counsel, hereby declare that the within and attached statements  
2 are true to the best of my knowledge and belief.

3                   Dated as of November 12, 2019.

4                                   SCHNEIDER & ONOFRY, P.C.

5                                   By /s/ Brian N. Spector  
6 Brian N. Spector  
7 3101 North Central Avenue, Suite 600  
8 Phoenix, Arizona 85012-2658  
9 Attorneys for Debtors Barsano

10       .....

11       .....

# Exhibit A

Pioneer Title Agency, Inc.

0000097

5355 E. High Street, Suite 131 Phoenix, AZ 85054

Phone: (480) 948-3899

File No./Escrow No.: 77700594-077-CHT

Print Date &amp; Time: 10/18/2019 - 3:45:05PM

Officer/Escrow Officer: Christie Turley

Settlement Location: 5355 E. High Street, Suite 131, Phoenix, AZ 85054

Property Address: 10727 E. Monument Drive, Scottsdale, AZ 85262, 216-73-008

Borrower: Gregory Fazio

Michelle Fazio

Seller: Edward J. Barsano

Jeanne C. Barsano

Lender: First State Bank of St. Charles, MO ISAOA

Settlement Date: 10/18/2019

Disbursement Date: 10/18/2019

This is to certify this is a true  
and exact copy of the original.By   
Pioneer Title Agency

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	650,000.00	Sale Price of Property	650,000.00	
		Deposit		3,500.00
		Loan Amount		484,350.00
		Second Loan from TruWest Credit Union		100,650.00
		Lender Credits	(550.00)	
		<b>Prorations/Adjustments</b>		
	308.22	HOA 10/18/19 to 01/01/20	308.22	
	59.18	2nd HOA 10/18/19 to 01/01/20	59.18	
1,161.65		County Taxes 07/01/19 to 10/18/19		1,161.65
		<b>Loan Charges to First State Bank of St. Charles, MO ISAOA</b>		
		Processing Fee	550.00	
		Underwriting Fee	700.00	
		Appraisal Fee to First State Bank of St. Charles, MO ISAOA	550.00	
		Credit Report Fee to First State Bank of St. Charles, MO ISAOA	67.00	
		Flood Certification to First State Bank of St. Charles, MO ISAOA	13.00	
		Prepaid Interest (\$49.76 per day from 10/18/19 to 11/01/19)	696.64	



Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Impounds</b>		
		Homeowner's Insurance \$222.50 per month for 3 mo. to First State Bank of St. Charles, MO ISAOA	667.50	
		Property Taxes \$324.16 per month for 3 mo. to First State Bank of St. Charles, MO ISAOA	972.48	
		<b>Title Charges &amp; Escrow/Settlement Charges</b>		
		ALTA Extended Loan Policy (6-17-06) (\$484,350.00) to Pioneer Title Agency, Inc.	1,158.00	
		ALTA 5-06 Planned Unit Development (2/3/10) to Pioneer Title Agency, Inc.	100.00	
		ALTA 8.1-06 Environmental Protection Lien to Pioneer Title Agency, Inc.	100.00	
		ALTA 9-06 Restrictions, Encroachments, Minerals - Loan Policy to Pioneer Title Agency, Inc.	100.00	
2,396.00		ALTA Homeowners Policy (2-3-10) (\$650,000.00) to Pioneer Title Agency, Inc.		
		Closing Protection Letter Fee to First American Title Insurance Company	25.00	
811.00		Title - Escrow Settlement Fee to Pioneer Title Agency, Inc.	811.00	
		<b>Government Recording and Transfer Charges</b>		
		Recording Fee For Deed to Pioneer Title Agency, Inc.	30.00	
		Recording Fee For Mortgage to Pioneer Title Agency, Inc.	30.00	
30.00		Recording Fee For Release to Pioneer Title Agency, Inc.		
		<b>Payoffs</b>		
330,929.17		Lender: Chase Bank Home Principal Balance (\$306,428.40) Interest From 10/15/2019 To 10/23/2019 \$437.36 (\$54.67/day) Interest from 10/1/18 to 10/15/19 \$20,736.38 Escrow Advance Balance \$3,297.03 Rec \$30.00		
108,000.00		Lender: Isabel Castro Principal Balance (\$100,000.00) Interest \$8,000.00		
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium (mo.)	2,670.00	
1,944.96		Property Taxes (mo.) to Maricopa County Treasurer		
1,572.51		1st HOA Current Balance to Candlewood Estates at Troon North HOA		
400.00		1st HOA Disclosure/Transfer Fee to First Service Residential		
336.81		2nd HOA Current Balance to Troon North Association		
400.00		2nd HOA Disclosure/Transfer Fee to First Service Residential		

Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
447,982.10	650,367.40	<b>Subtotals</b>	659,058.02	589,661.65
		Balance Due From Buyer		69,396.37
202,385.30		Proceeds Due Seller		
650,367.40	650,367.40	<b>Totals</b>	659,058.02	659,058.02

# Exhibit B



# Seller Settlement



Cunningham and Associates, Inc.  
PO Box 67087  
Phoenix, AZ 85082  
Phone: (602) 595-6714  
Fax: (602) 595-6813

Invoice #: Edward Barsano-128370-1

## Seller Information

Seller Name: Barsano, Edward  
Seller Number: Edward Barsano  
Location: 2303 N 44th St, 14 # 1701  
Phoenix, AZ 85008  
Phone:

## Auction Information

Auction: Baby Grand Pianos, Furniture, Accessories  
& MORE!  
Date: 09/27/2019 16:00  
Location: 6520 N. 27th Ave  
Phoenix, AZ 85017

Lot Num	Description	Bid	Lot Sub Total	Comm %	Comm Total	Lot Net
1998	Kohler & Campbell baby grand piano - Kohler & Campbell baby grand piano	\$2,750.00	\$2,750.00	35%	(\$962.50)	\$1,787.50
1		\$2,750.00	\$2,750.00		(\$962.50)	\$1,787.50

## Payments

Date	Payment type	Payment Info	Amount
10/16/2019 09:52AM	CHECK	Check #: 5760 Payable To: EDWARD BARSANO	\$1,787.50
Total Payments: 1			Total: \$1,787.50

## Summary

Auction Gross	\$2,750.00
Commissions	(\$962.50)
Expenses	(\$0.00)
Credits	\$0.00
Auction Net	\$1,787.50
Total Paid	\$1,787.50
Balance Due	\$0.00